

MANDAN ARCHITECTURAL REVIEW COMMISSION MINUTES

July 14, 2020

The meeting was called to order at 1:00 p.m.

ROLL CALL: Katie Wiedrich/Vice President, Shawn Ouradnik/Building Official, Kim Fettig/City Engineer Dept., Steve Nardello/Fire Chief, Chad Peterson, Ben Zachmeier (late), Amber Larson (left early).

MEMBERS ABSENT: James Jeromchek/ President, Lee Pierce.

SPECIAL GUEST: Ellen Huber/Business Development Director & John Van Dyke/City Planner.

FIRST ORDER OF BUSINESS: Proposal by Alex Pool with Red Top Recovery for a new fence and new signage for Red Top Recovery located at 814 W Main Street. Alex plans on replacing the pole signs and installing a sign on the building. Alex would also like to add a chain link fence on the north and west side. Amber asked if the pole sign will be illuminated. Alex said no. Shawn stated the chain link fence will not be allowed on Main Street because it's in the Memorial Highway District. Alex stated he would need a fence strong enough to keep people out. Shawn stated you can go up to 8 ½ feet. Amber asked if he plans on screening the dumpster. Alex stated it's on the west side. Shawn stated you will have to screen the dumpster from street view. Kim asked how far the fence is from the alley. Alex stated the fence running by the alley is 2-3 feet in and on the west side it is 90 feet from the street and 50 from the sidewalk edge to the building. Shawn asked what the purpose of the fence was. Alex stated mainly for parking his tow trucks and keeping people out. Shawn asked if he was planning on storing vehicles in that area. Alex stated on occasion he might. John stated he will not be able to due to zoning code violation. Alex asked if they do repair work could he be able to store some vehicles. Shawn and John both stated you can store vehicles if you are a repair garage. Alex asked if there would be a variance he could apply for. John confirmed yes. Shawn asked if the fence will be inside the concrete barrier. Alex confirmed yes. Steve asked if they plan on a vinyl fence. Alex said yes something that will keep people out. Shawn specified for Alex to bring in the fence plans.

Amber motioned to approve as presented contingent on screening the dumpster and approval of the material for the fence.

Chad seconded.

Upon roll call vote, the motion passes unanimously.

SECOND ORDER OF BUSINESS: Proposal by Ryan with Ryan Karsky Construction to construct a new gas station located at 700 W Main Street. Ryan would like to demo the

old gas station leaving the canopy's and pumps. Shawn ask would the new one be the same size. Ryan confirmed the new one will be twice the size. He is looking into building into the alley on the west side. Ryan plans on tearing down the car wash area and building the new car wash and new shop. After that is done they would tear down the old station to building a new convenient store. It would be in two phases. Ellen asked if the lots have been joined. Ryan stated he has 5 separate lots and has property all the way to the west building leaving two feet in between for construction. John asked what the plan is for the neighbor's door that is facing east. Steve confirmed if the occupancy is under 50 they would only be required to have one exit. Steve will look into it. Ellen asked if they will have to re-plat. John stated if there is multiple lots then yes they will have a minor re-plat. Kim mentioned, Justin (city engineer) mentioned there was an issue with the sanitary sewer. Ryan mentioned it runs to the old Cass Clay. Kim also mentioned they haven't received stormwater plans.

Kim motioned to approve as presented contingent on re-plating, meeting stormwater requirements and sanitary sewer issue.

Amber seconded adding screening in the dumpster.

Steve asked what the colors are. Ryan stated grey and black. Ellen asked about landscaping. Ryan specified its all concrete. Shawn stated they will have to provide a landscaping plan. Shawn will check into it and to know there may be landscaping requirements. Ellen mentioned to anticipate a renaissance zone application and to be consistent with others.

Upon roll call vote, the motion passes unanimously.

THIRD ORDER OF BUSINESS: Proposal by AJ & Val Renner to construct a 5 unit shop condo's located at 1601 S 1806. AJ proposed a 5 unit shop condo with a two story office attached. Shawn asked what type of siding they are using. AJ indicated a steel siding and also two tone green smart siding. Shawn asked if they will be shop condos with an association filed. AJ confirmed there will be no association and they will be rented out. Val stated they will not have living quarter in them. Steve asked if they kept the access the same. AJ stated they are sharing the easement with Janet. Val mentioned the fire hydrant will be in the northwest corner. Shawn asked if the south approach will be eliminated. AJ confirmed it will be vacated after construction. John stated after the apron is removed if they would install trees along the highway. John also stated they would be required to have a buffer yard next to residential. John stated the gateway overlay entrance is required to create a buffer yard. After much discussion there will be no additional buffering required. Kim stated her office has not approved stormwater. Shawn asked if the dumpster will be screened in. AJ & Val confirmed it will be screened and located in the NW corner of the building.

Steve motioned to approve as presented contingent on storm water requirements and removal of the existing apron with landscaping in place of it.

Kim seconded.

Upon roll call vote, the motion passes unanimously.

FOURTH ORDER OF BUSINESS: Proposal by Randy Ehlis for a temporary outdoor seating for Copper Dog located at 218 W Main Street. Randy would like to install a 6 foot tall fence, 4 feet in from the alley for outdoor seating. The outdoor area would be 21x25 for extended seating. Shawn asked if this would be a temporary seating. Randy stated yes. Steve asked if this structure would be permanent but seasonal. Shawn stated if this is going to be permanent, we will have to look at building and fire codes. Shawn mentioned if this is going to be permanent it will have to be added to the occupancy count. Right now you're at 97 occupants with no sprinkler system. Randy mentioned he would like to install this fence for separation barrier to keep people out. Shawn mentioned you would be able to install the fence but it couldn't be used for occupancy seating space. Randy asked if they could use it this year. Shawn stated due to COVID this arrangement would be allowed this year only. Next year they would have to revisit for further approval.

Katie motioned to approve as presented.

Ben seconded.

Upon roll call vote, the motion passes unanimously.

MINUTES: Approval of the minutes from June 23, 2020

Kim motioned to approve the minutes.

Steve seconded.

Upon roll call vote, the motion passes unanimously.

There being no further business, the meeting was adjourned at 1:44 p.m.

Approved by:

Date

Transcribed by:
Carolyn Reisenauer/Admin. Specialist